

Staff Summary Report



Hearing Officer Hearing Date: June 5, 2007

Agenda Item Number: 8

SUBJECT: This is a public hearing for a request by **HYATT SUMMERFIELD SUITES (PL070201)** located at 8575 South Priest Drive for two (2) use permits.

DOCUMENT NAME: 20070605dssl04

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by **WARNER VILLAGE - HYATT SUMMERFIELD SUITES (PL070201)** (Charles Huellmantel, applicant; Gencom Group, property owner) located at 8575 South Priest Drive in the PCC-1, Planned Commercial Center Neighborhood and Southwest Overlay Districts for:

ZUP07061 Use permit to allow a hotel in the PCC-1 District.

ZUP07062 Use permit to increase the maximum building height by 12% from sixty (60) feet to sixty-seven (67) feet.

PREPARED BY: Sherri Lesser, Senior Planner (480-350-8486)

REVIEWED BY: Steve Abrahamson, Planning and Zoning Coordinator (480-350-8359)

FINAL REVIEW BY: Lisa Collins, Planning Director (480-350-8989)

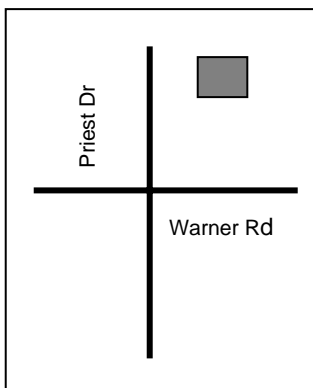
A handwritten signature in black ink, appearing to be 'LC' or similar initials.

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Condition 1

ADDITIONAL INFO: The applicant is seeking approval of two (2) use permits for the development of a extended stay hotel located on the north end of Warner Village, northeast corner of Warner Road and Priest Drive. The use permits requested are for an increase in the maximum allowable height by 12%; from sixty (60) feet to sixty-seven (67) feet, and a use permit to allow a hotel in the PCC-1 Planned Commercial District. Staff recommends approval of the use permits. To date no public input has been received.



ATTACHMENTS:

- 1 List of Attachments
 2. Comments; Reason(s) for Approval; Conditions of Approval
 - 3-4. History & Facts;
 4. Description; Zoning & Development Code Reference
-
- A. Location Map(s)
 - B. Aerial Photo
 - C. Letter of Intent
 - D. Design Narrative
 - E. Site Plan
 - F. Elevation
 - G. Warner Village General Plan of Development
 - H. Staff Photographs

COMMENTS:

The hotel will be located on the northern portion of the Warner Village Development at the northeast corner of Warner Road and Priest Drive. Located across the street is the Emerald Center Development with a variety of retail and office uses including IKEA Furniture Store. The Warner Village General Plan of Development, consisting of office, retail, restaurant and hotel was approved by City Council in 2005; the hotel was shown as a second phase of the development. The proposed hotel will offer 131 extended stay suites, and will be constructed at a height of sixty-seven (67) feet. The building elevations, site plan, including circulation and parking, and landscape plan will be reviewed with a Development Plan Review by the Development Review Commission.

Use Permit

The Zoning and Development Code requires a use permit for hotel in the PCC-1, Planned Commercial Center District. The maximum building height may be increased up to 20% through the approval of a use permit standard. The criteria for granting the use permit is based upon a finding that the use covered by the permit, the manner of its conduct, will not be detrimental to persons residing or working in the vicinity, adjacent to the property, to the neighborhood, or the public welfare in general. The proposed use permits are supportable; the use of a hotel on this site has been previously accepted as part of a General Plan of Development for this site. In the original analysis by City Council; the impact of this development was review based on the context of the area, compatibility with the surrounding area, the future traffic impact and compliance with General Plan 2030.

This site is located within the Southwest Overlay District. Building heights within the Southwest Overlay may be increased by twenty-five (25) feet with the overall allowance to sixty (60) feet. The development standards for the PCC-1, Planned Commercial Center District allow an increase in the maximum allowable height by twenty (20%) percent; the applicant is seeking a height increase by twelve (12%) percent or seven (7) feet. Staff finds that the increased height meets the criteria for approval of the use permit; the proposed height is compatible with surrounding structures in the area and will not create a detriment or nuisance for surrounding properties.

Conclusion

Staff recommends approval of the use permit for the hotel in the PCC-1, Planned Commercial Center District and the increase in the maximum allowable building height by twelve (12%) percent to sixty-seven (67) feet.

REASON(S) FOR**APPROVAL:**

1. No apparent nuisance resulting from noise, smoke, odor, dust, vibration, or glare.
2. Traffic generated by this use should not be excessive.
3. The use appears to be compatible with the building, site and adjacent property.

SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

CONDITION(S)**OF APPROVAL:**

1. Building Elevations, Site Plan, Landscape Plan and Preliminary Grading and Drainage Plans to receive separate approval from the Development Review Commission.

HISTORY & FACTS:

January 10, 1980	City Council approved a zoning change from AG to I-1, I-2 and I-3 on approximately 138 acres of property owned by Garrett Turbine Engines, bounded by the Carver Road alignment on the north, Hardy Drive on the east, Warner Road on the south and Priest Road on the west. Also included in this request was a building height variance to 90 feet and a parking stall width reduction from nine to eight feet.
September 21, 1996	Planning and Zoning Commission approved a Final Subdivision Plat consisting of five lots on 139.58 net acres owned by Allied Signal Air Research, bounded by the same description as above. The Commission approved the Final Subdivision Plan by a 4-0 vote on the consent agenda.
October 10, 1996	City Council approved a Final Subdivision Plat consisting of 5 lots on 139.58 net acres. The plat was recorded.
June 15, 2000	City Council approved a Final Subdivision Plat for two lots on 10.81 acres located at 1300 West Warner Road, in the southwest corner of property now owned by Honeywell, Inc. The plat was recorded.
December 15, 2004	Design Review Board approved DRB04209 site plan, building elevations and landscape plan for 13 new buildings.
December 16, 2004	<p>City Council introduced and held a first public hearing for the following:</p> <p>#GEP-2004.05 Resolution 2004.88 for a General Plan 2030 Projected Land Use Map amendment from Industrial to Commercial land use designation for 10.81 net acres on Lot 1 of Warner Crossing.</p> <p>#ZON-2004.11 Ordinance No. 808.2004.12 for a zoning change from I-1, Light Industrial and I-2, General Industrial to PCC-1, Planned Commercial Center on 10.81 net acres.</p> <p>#SGF-2004.63 for a General and Final Plan of Development for Warner Village consisting of 171,000 s.f. on 10.81 net acres. Phase I consists of 16,000 s.f. of general office, 16,000 s.f. of medical office, 12,200 s.f. of retail, 6,000 s.f. of bank, 12,800 s.f. of restaurant for a total of 63,000 s.f. on 6.81 net acres, Phase II consists of a 108,000 s.f. 152 room hotel with ancillary office and restaurant uses on 4.0 net acres including use permits and variances (see Additional Information)</p>
December 20, 2004	Zoning Administrator provided letter to the Applicant denying a request for an exemption from the Street Tree Resolution to allow palm trees to replace required street shade trees.
January 6, 2005	City Council held a second public hearing and approved the proposed General Plan Map Amendment, Zoning Map Amendment, use permits, variances and plan of development.
July 19, 2005	<p>Hearing Officer held a hear and approved the following:</p> <ol style="list-style-type: none">Variance to reduce the required side yard building setback from 40 feet to 25 feet (north side of Office A).Variance to reduce the required side yard building setback from 40 feet to 10 feet (south side of Office A).Variance to reduce the required side yard building setback from 40 feet to 10 feet (north side of Retail Shops A).Variance to reduce the required side yard building setback from 40 feet to 26 feet (west side of Office B).Variance to reduce the required side yard building setback from 40 feet to 29 feet (east side of Retail Shops B).Variance to reduce the required side yard building setback from 40 feet to 18 feet (west

side of Retail Shops B).
REVIEWED UNDER ZONING ORDINANCE 808

October 18, 2005 Hearing Officer approved the following:
Variance to reduce the required parking screen wall from 6 feet to 3 feet as measured from adjacent parking surface located at 1342 West Warner Road in the PCC-1, Planned Commercial Center Neighborhood District.
REVIEWED UNDER ZONING CODE 808

December 14, 2005 City Council approved #SBD-2005.18 for a Final Subdivision Plat for Warner Village, located at 1342 West Warner Road.

DESCRIPTION:

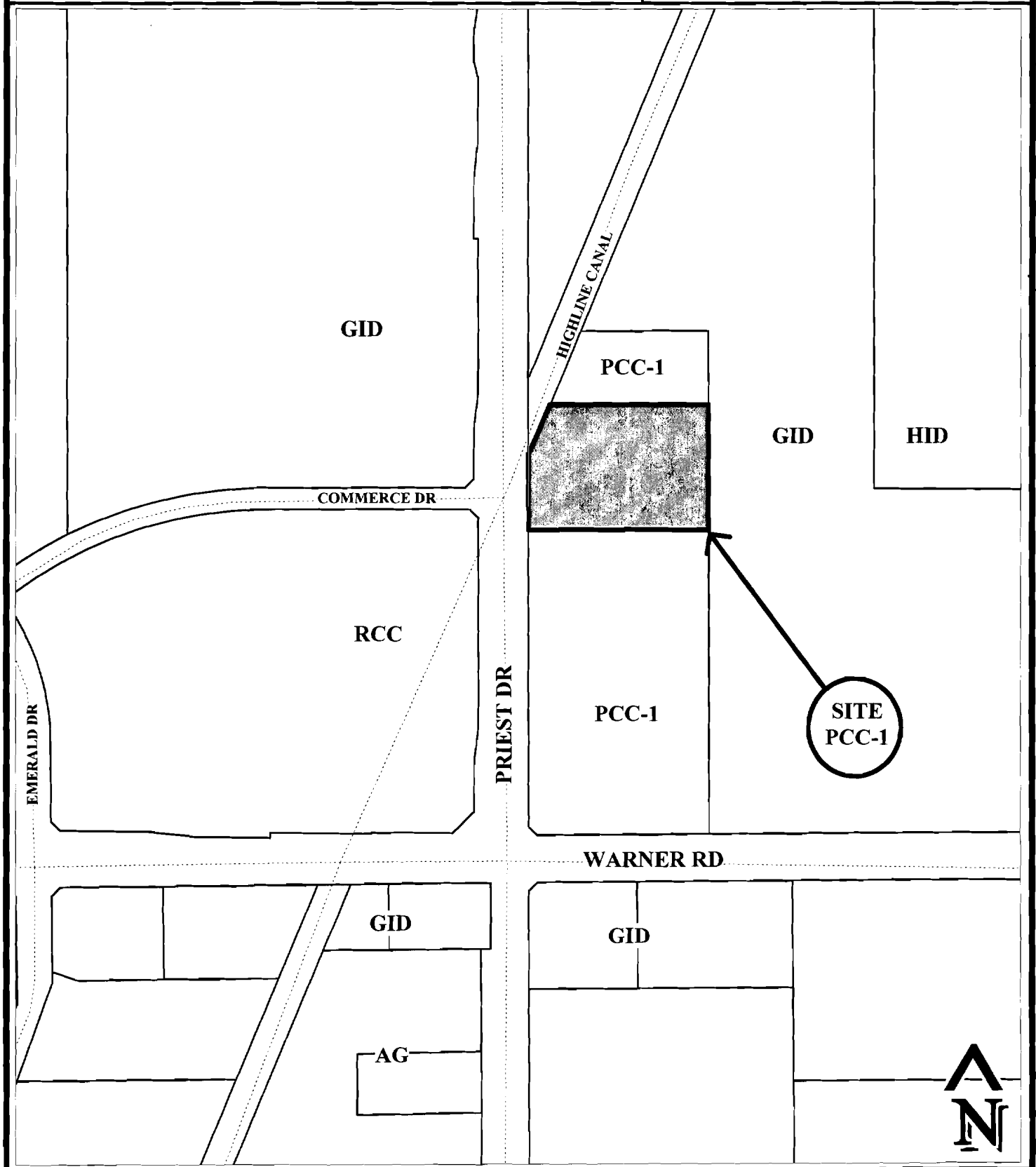
Applicant – Charles Huellmantel
Owner – Gencom Group
Existing zoning – PCC-1, Planned Commercial Center Neighborhood and Southwest Overlay Districts
Maximum Building Height- 60 feet
Proposed Building Height- 67 feet

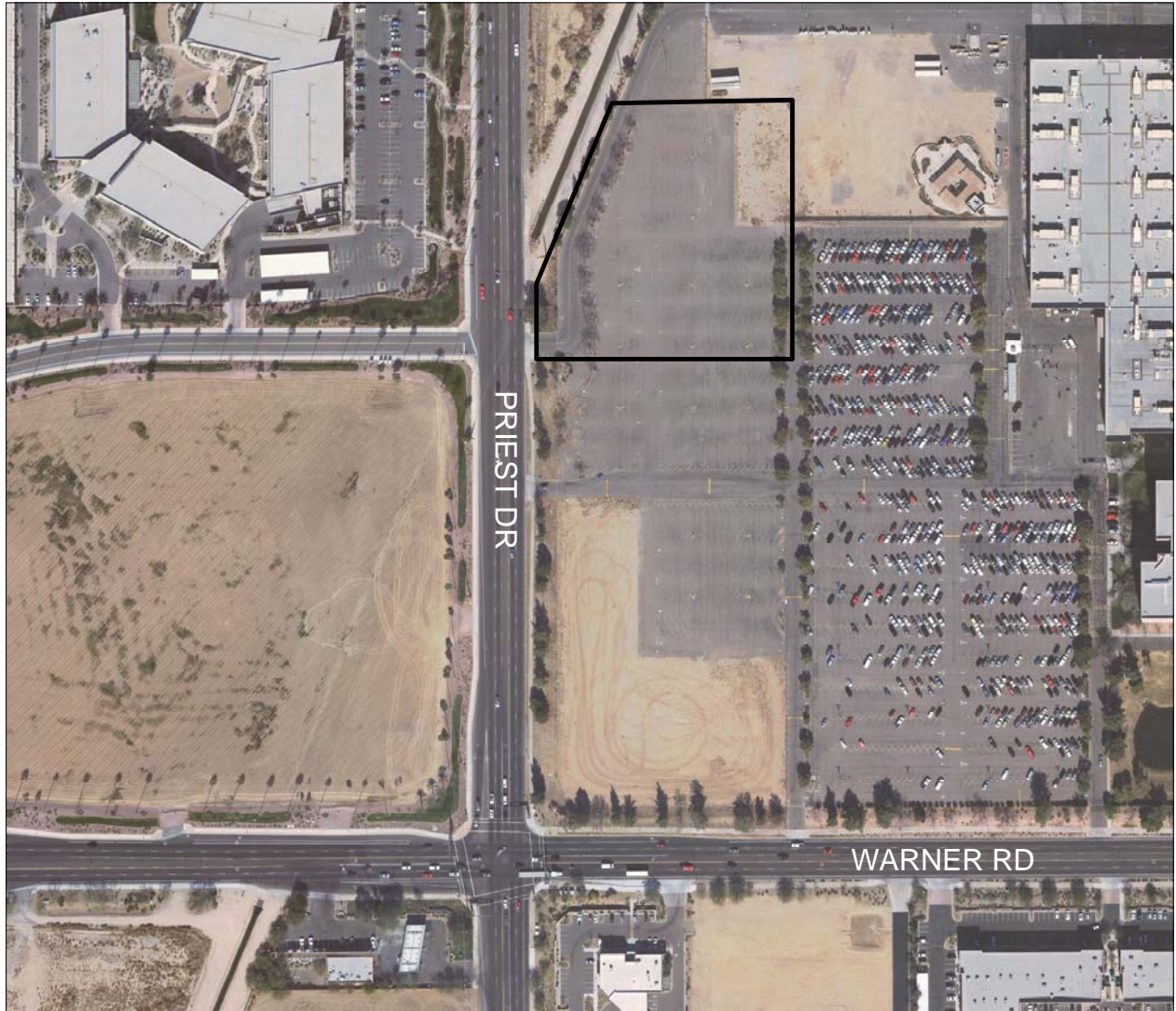
**ZONING AND
DEVELOPMENT
CODE REFERENCE:**

Citations of Code Requiring Use Permit(s):
Zoning and Development Code, Part 3, Chapter 2, Section 3-202 B.
Zoning and Development Code, Part 4, Chapter 2, Section 4-203.
Part 6, Chapter 3, Section 6-308

HYATT SUMMERFIELD SUITES

PL070201





WARNER VILLAGE - HYATT SUMMERFIELD SUITES (PL070201)

CHARLES HUELLMANTE

& AFFILIATES, LLC

ATTORNEYS AT LAW

May 17, 2007

ADMITTED IN:
ARIZONA
DISTRICT OF COLUMBIA

Ms. Lisa Collins
Deputy Development Services Manager
Planning Division
City of Tempe
31 East 5th Street
Tempe, Arizona 85281

RECEIVED
07 MAY 24 PM 4:02
TEMPE DEVELOPMENT
SERVICES DEPARTMENT

RE: Request for Hyatt Summerfield Suites Use Permits

Dear Lisa:

Hyatt Summerfield Suites seeks two Use Permits for a proposed hotel on the east side of Priest Drive approximately where Colt Road meets Priest. The first Use Permit would allow a hotel use as originally envisioned in the approved Planned Area Development (PAD) for the site. The second Use Permit will allow for up to an additional 7 feet of building height.

Hyatt Summerfield Suites proposes to build a Hyatt Summerfield Extended Stay Hotel with a proposed building height of 67 feet. The existing approved PAD contained a hotel using this specific location but a Use Permit for a hotel has not been previously requested.

The second Use Permit would increase the allowed building height beyond the by-right height of 60 feet (35 feet from PCC-1 zoning and 25 feet from the Southwest Overlay District) by 7 feet to a total building height not to exceed 67 feet.

The proposed hotel (and the two requested Use Permits) will not increase the vehicular or pedestrian traffic in the area beyond what has been proposed and approved. The hotel use and slight addition to height will not generate any nuisance beyond the ambient conditions. Instead, the proposed hotel use and proposed building height, near Tempe's developing "Furniture District," is in concert with the City's vision for the area and will not contribute to the deterioration of the area. The hotel use on this site will be designed in concert with the surrounding buildings, and the additional height will allow for more aesthetically pleasing architecture.

Accordingly, we seek approval of this Use Permit request for a hotel use and an increase in allowable building height.

Sincerely,



Charles Huellmantel



Description of Hyatt Summerfield Suites Project, Tempe, AZ

NAME: Hyatt Summerfield Suites, Tempe, AZ

LOCATION: Priest Drive and Commerce Blvd. one block north of Warner Road

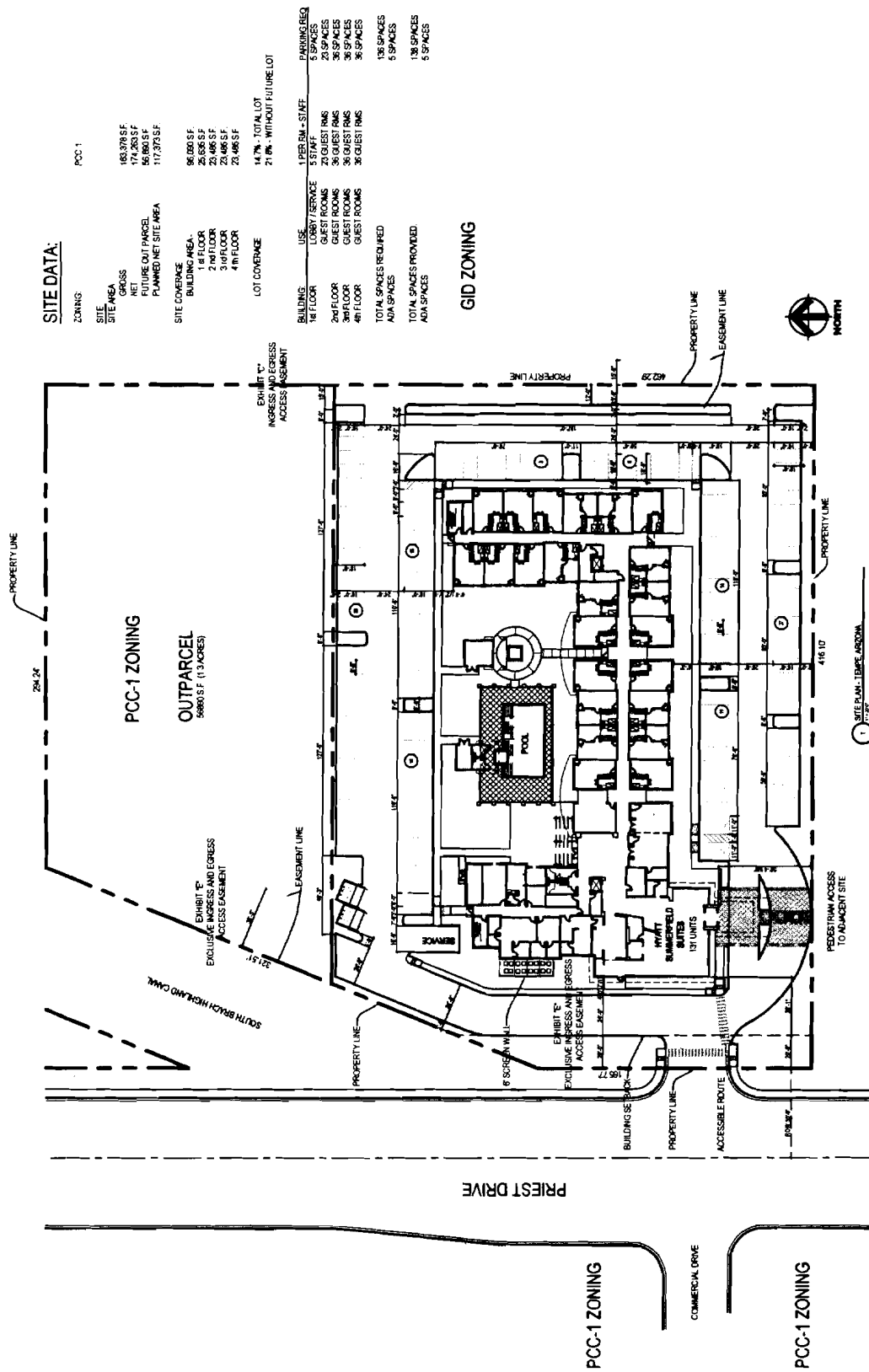
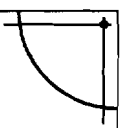
DESCRIPTION: Approximately 131 suites and studios built in horseshoe shaped building with an outdoor pool surrounded by landscaped gardens and patio gazebo. This will be one of the first ground-up Hyatt Summerfield Suites built in the United States. Prototypical designs can be seen at www.HyattDevelopment.com. The lobby area will consist of soft seating for arriving and departing guest, a business center where guests can surf the web or conduct business, a fitness center, featuring Life Cycle equipment, a dining area where the complimentary hot breakfast and manager's reception will take place. There will not be a restaurant for the general public. There will be approximately 1500 +/- square feet of meeting space. The building will be four stories high and the floors will be serviced by two elevators.

The suites and studios will feature oversized guest rooms with full kitchens, living rooms, a dining area and oversized baths. The kitchens will be equipped with microwaves, two burner stoves, dishwashers, refrigerator/freezers with ice makers, cabinets and will be fully equipped with all stemware, silverware and cookware.

The living area will have a 32" flat panel television and feature Hyatt's cozy corner, an L-shaped couch with a queen sized sofa/sleeper. The bedroom will be set up with Hyatt's Grand Bed.



arcone associates, LLC
2775 N. 1st Street, Phoenix, Arizona 85004
Phone 602.341.7871 / Fax 602.341.7874
E-mail: arcone@arcone.net



SITE DATA:

ZONING: PCC-1

SITE AREA: 183,378 SF

PLANNED NET SITE AREA: 117,273 SF

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GID ZONING

PCC-1 ZONING

NEW HYATT SUMMERFIELD

FOR

GENCOM GROUP

PRIEST DRIVE AT COMMERCE DRIVE

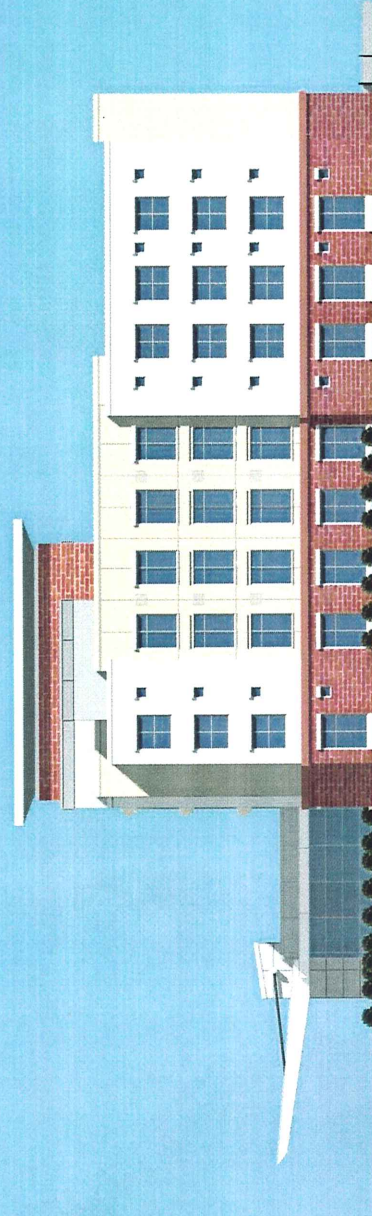
TEMPE, ARIZONA

1 SITE PLAN - TEMPE, ARIZONA

WEST ELEVATION



EAST ELEVATION



HYATT SUMMERFIELD SUITES TEMPE, ARIZONA



Shane Commercial
14287 N. 87th Street
Suite 220
Scottsdale, Arizona 85266
Contact: Steve Bauer
Phone: 480.451.9077
Fax: 480.451.9079

Architect

DFD Connors/Leffler
2425 East Camelback Road
Suite 400
Phoenix, Arizona 85060
Contact: Mike Edwards
Phone: 602.381.4848
Fax: 602.451.9079

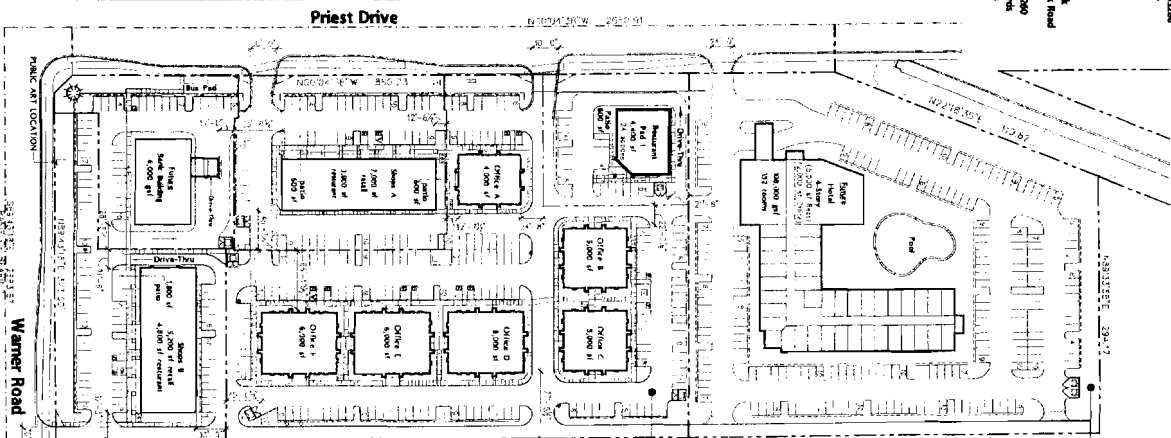
Parcel 2 : Future Hotel

LEGAL DESCRIPTION:
WABLER VILLAGE ACCORDING TO THE
FINAL PLAT AS RECORDED IN BOOK 87
OF MAPS, PAGE 28 RECORDS OF
MARICOPA COUNTY, ARIZONA

Zoning	I-1 Singlefamily Overlay District
Zoning Commission	PCC - Planned Neighborhood Council
Staffing	40 acres (72,435 sq ft) net
Site Area	98,000 sq +/- +/- Hwy - 47' Right-of-Way
Neighborhood	S1, Rowley
Future Construction	63 sq ft (10 sq per unit)
Parking Required	7 sp @ 120 sq - Onsite 5,000 sq ft
	67 spaces [5,000 sq at residential @ V/S]
	224 Total Spaces Required (to fill spaces)
Parking Provided:	226 Parking Spaces - to fill spaces
Parking Coverage:	N/A %
Landscape Coverage:	24.2% [(5,977)(S/LA)] (20% required)

Parcel 1: Retail/Restaurant/Office

Zoning District:	HC-1 (Hawthorne Overlay District)
Zoning Description:	HC-1 Planned Industrial/Commercial Center
Shading Properties:	6.81 acres (294,644 sq. ft.) net
Shading Area:	32,000 sq. ft. (shaded - 30' height max. 60,000 sq. ft. (shaded - 30' height max.) 10,000 sq. ft. (shaded - 30' height max.)
Other Area:	10,000 sq. ft. (shaded - 30' height max.)
Retail Area:	10,000 sq. ft. (shaded - 30' height max.)
Restaurant Area:	10,000 sq. ft. (shaded - 30' height max.)
Outdoor Dining:	10,000 sq. ft. (shaded - 30' height max.)
Other Dining:	10,000 sq. ft. (shaded - 30' height max.)
Bank Area:	10,000 sq. ft. (shaded - 30' height max.)
Parking:	10,000 sq. ft. (shaded - 30' height max.)
Office Required:	10,000 sq. ft. (shaded - 30' height max.)
Office Provided:	10,000 sq. ft. (shaded - 30' height max.)
Office Required:	10,000 sq. ft. (shaded - 30' height max.)
Office Provided:	10,000 sq. ft. (shaded - 30' height max.)
Restaurant Required:	10,000 sq. ft. (shaded - 30' height max.)
Restaurant Provided:	10,000 sq. ft. (shaded - 30' height max.)
Outdoor Dining Required:	10,000 sq. ft. (shaded - 30' height max.)
Outdoor Dining Provided:	10,000 sq. ft. (shaded - 30' height max.)
Bank Required:	10,000 sq. ft. (shaded - 30' height max.)
Bank Provided:	10,000 sq. ft. (shaded - 30' height max.)
Other Required:	10,000 sq. ft. (shaded - 30' height max.)
Other Provided:	10,000 sq. ft. (shaded - 30' height max.)
Landscaping:	10,000 sq. ft. (shaded - 30' height max.)
Landscaping Required:	10,000 sq. ft. (shaded - 30' height max.)
Landscaping Provided:	10,000 sq. ft. (shaded - 30' height max.)
General Plan Amendment Request:	GP 2004-05
Requesting Agency:	2004-05-01



Site Plan
DS040666

SGF-2004.63

REC05007

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SHEET 3 OF 3

Warner Village
1342 West Warner Road Tempe, Arizona
040136 02/13/00

SHEA
Commercial

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07 MAY 24 PM 4:02
TEMP-DEVELOPMENT
SERVICES DEPARTMENT



HYATT SUMMERFIELD SUITES

8575 S PRIEST DR.

PL070201

WARNER VILLAGE VACANT LOT



HYATT SUMMERFIELD SUITES

8575 S PRIEST DR.

PL070201

ADJACENT BUILDING TO PROPOSED HOTEL